

092.0

0001

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

827,600 / 827,600

USE VALUE:

827,600 / 827,600

ASSESSED:

827,600 / 827,600


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
45		CHATHAM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURANCEAU ELLEN FINNIE
Owner 2:	
Owner 3:	

Street 1: C/O ELLEN FINNIE

Street 2: 47 CHATHAM ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DURANCEAU FINNIE ELLEN -

Owner 2: DURANCEAU JACQUES L -

Street 1: 45 CHATHAM STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,704 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Wood Shingle Exterior and 2126 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9704		Sq. Ft.	Site		0	70.	0.73	5									497,783						497,800	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
101	9704.000	329,800			497,800	827,600									59297
Total Card	0.223	329,800			497,800	827,600	Entered Lot Size					GIS Ref			
Total Parcel	0.223	329,800			497,800	827,600	Total Land:					GIS Ref			
Source:	Market Adj Cost		Total Value per SQ unit /Card:	389.20	/Parcel:	389.2	Land Unit Type:					Insp Date			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	329,800	0	9,704.	497,800	827,600	827,600	Year End Roll	12/18/2019
2019	101	FV	258,600	0	9,704.	504,900	763,500	763,500	Year End Roll	1/3/2019
2018	101	FV	258,600	0	9,704.	376,900	635,500	635,500	Year End Roll	12/20/2017
2017	101	FV	258,600	0	9,704.	341,300	599,900	599,900	Year End Roll	1/3/2017
2016	101	FV	258,600	0	9,704.	327,100	585,700	585,700	Year End	1/4/2016
2015	101	FV	242,500	0	9,704.	277,300	519,800	519,800	Year End Roll	12/11/2014
2014	101	FV	242,500	0	9,704.	263,100	505,600	505,600	Year End Roll	12/16/2013
2013	101	FV	242,500	0	9,704.	250,300	492,800	492,800		12/13/2012

Parcel ID 092.0-0001-0017.0

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURANCEAU FINNI	66011-386		9/1/2015	Convenience		1	No	No	
	21567-596		11/1/1991		172,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2010	2072	Redo Bas	24,340					
7/31/2007	634	New Wind	5,800	C				
11/4/2004	1060	Redo Kit	23,000	C		G6	GR FY06	
11/15/2000	900	Addition	28,000	O				ADD 12X15 ROOM-4X6
5/20/1997	262		16,000					REM/BATH-FINISH/DO
4/8/1997	191	Dormers	16,000					DORMERS-REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2018	MEAS&NOTICE	CC	Chris C
3/30/2011	Info Fm Prmt	BR	B Rossignol
12/13/2008	Meas/Inspect	336	PATRIOT
4/25/2005	Permit Visit	BR	B Rossignol
8/16/2001	Permit Visit	PM	Peter M
3/9/2000	Inspected	276	PATRIOT
2/4/2000	Mailer Sent		
2/4/2000	Measured	264	PATRIOT
8/7/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 5 - Cape	Sty Ht: 1T - 1 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Good	A Bath: 1	Rating: Average	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath:	Rating:	A HBth:	Rating:	OthrFix:	Rating:				
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall: %																		
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Good	WSFlue:	Rating:										
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				Sum Area By Label :									
Grade: C - Average	Year Blt: 1954	Eff Yr Blt:		Level:	FY LR DR D K FR RR BR FB HB L O	1st Res Grid Desc: Line 1 # Units: 1			8	WDK (96)	2	12	32	STG (96)	TQS = 768						
Alt LUC:		Alt %:		Other:										15	16	FFL = 936					
Jurisdct: G12		Fact: .		Upper:											6	BMT = 768					
Const Mod:		Lump Sum Adj:		Lvl 2:											9	STG = 96					
				Lvl 1:												WDK = 120					
				Lower:												ENT = 24					
				Totals:	RMS: 8	BRs: 3	Baths: 1	HB:													
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD	Prim Int Wall: 1 - Drywall	Sec Int Wall: %	Partition: T - Typical	Location:		Total Units:		Floor:		Exterior:	No Unit	RMS	BRS	FL							
Prim Floors: 3 - Hardwood	Sec Floors: %	Total: 10.8 %		% Own:				Name:		Interior:	1	8	3								
DEPRECIATION				Phys Cond: GV - Good-VG	10. %	Additions: 2000															
Prim Int Wall: 1 - Drywall	Functional:	%	Kitchen: 2004			Baths:															
Sec Int Wall: %	Economic:	%	Plumbing:																		
Partition: T - Typical	Special:	%	Electric:																		
Prim Floors: 3 - Hardwood	Override:	%	Heating:																		
Sec Floors: %	Total: 10.8 %		General:																		
Bsmnt Flr: 5 - Lino/Vinyl	CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Subfloor:	Basic \$ / SQ: 105.00	Size Adj: 1.34444439	Const Adj: 0.98980004	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:	Adj \$ / SQ: 139.727	Other Features: 92250	Grade Factor: 1.00						FPL	First Floor	936	139.730	130,784	BMT	100	GFB	80	G			
Electric: 3 - Typical	NBHD Inf: 1.00000000	NBHD Mod: 1.00	LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val			BMT	Basement	768	82.160	63,098								
Insulation: 2 - Typical	Adj Total: 369713	Adj Total: 369713	Juris. Factor: 1.00						TQS	3/4 Story	576	139.730	80,483								
Int vs Ext: S	Depreciation: 39929	Depreciation: 39929	Special Features: 0						WDK	Deck	120	14.190	1,702								
Heat Fuel: 2 - Gas	Deprecated Total: 329784	Deprecated Total: 329784	Final Total: 329800						STG	Storage	96	8.000	768								
Heat Type: 3 - Forced H/W			Val/Su SzAd: 218.12						ENT	ENTRY	24	26.130	627								
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall:	% Sprinkled:																				
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 092.0-0001-0017.0												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value				
More: N	Total Yard Items:	Total Special Features:										Total:									
AssessPro Patriot Properties, Inc																					